- 5. Number of Lots = 3
- 6. Total Lot Area = 3.271 Ac. ±
- 7. Public Road Right-of-Way Area = 0.069 Ac. ±
- 8. #000 Denotes Street Address Number
- 9. (1) Denotes Lot Number

The forest located on site is a Forest Interior Dwelling Species (FIDS) Habitat. There will be no clearing on these lots beyond the Limit of Clearing as shown hereon.

This property falls entirely in the Chesapeake Bay Critical Area with a Limited Development Area (LDA) designation.

The wetlands shown hereon are based on the prior plat, "Final Plat - Lot 3, Dinning Property" as recorded among the Land Records of Harford County, MD in Plat Book C.G.H. 104, Folio

Part of the property shown hereon is subject to a 100-year flood plain as shown on the prior plat, "Final Plat - Lot 3, Dinning Property" as recorded among the Land Records of Harford County, MD in Plat Book C.G.H. 104, Folio 80.

All non-structural stormwater management practices shall be installed in accordance with approved plans or reports. Any subsequent alteration or modification to these practices requires approval from Harford County Department of Public Works. Approved plans or reports shall be available upon request from Harford County Department of Public Works.

Access to the non-structural stormwater management practices shall be made available to Harford County at all times during construction and for inspection after construction.

The owners and subsequent owners shall maintain in good condition and promptly repair and/or restore all non-structural stormwater management practices in accordance with the approved stormwater management plans or reports.

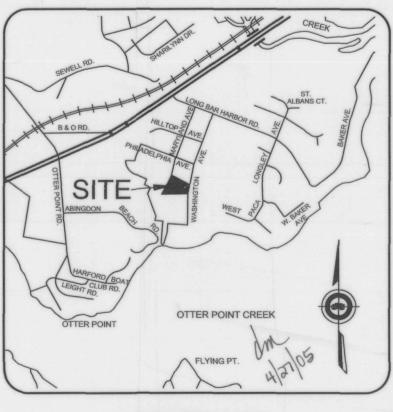
In the event the owners or any subsequent owners fail to maintain the non-structural stormwater management practices according to the provisions of the approved plans or reports, Harford County Department of Public Works shall require corrective action at the owner's or beneficial user's expense

SUPERSEDE NOTE

6

THIS PLAT SUPERSEDES A PLAT ENTITLED "FINAL PLAT - LOT 3, DINNING PROPERTY" AS RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK C.G.H. 104, FOLIO 80, INSOMUCH AS LOT 3 HAS BEEN RESUBDIVIDED INTO THREE (3) LOTS. THE FOREST RETENTION AREA HASBEEN EXTINGUISHED DUE TO THE CRITICAL AREA DESIGNATION, THE HABITAT PROTECTION AREA HAS BEEN EXPANDED AND REVISED, A NOTE HAS BEEN ADDED TO INDICATE THAT THE FOREST IS A FIDS HABITAT, AND A LIMIT OF CLEARING LINE HAS BEEN ADDED TO PROTECT SAID HABITAT PROTECTION AREA

118-95 **FWA PIN & CAP FOUND** N 651448.509 E 1521540.675 FINAL PLAT - LOTS 1 & 2 **DINNING PROPERTY** Plat Book C.G.H. 106, Folio 78 N 25°43'55" E 441.57' NON-TIDAL WETLANDS ___ (Plat 104/80) 1/2" I.P. FOUND FINAL PLAT - LOT 1 N 651846.295 LAND OF HOCKADAY 100-YEAR FLOOD PLAIN E 1521732.389 Plat Book J.J.R. 114, Folio 95 (Plat 104/80) FWA PIN & CAP FOUND #3718 #3720 #3722 48,753 SQ. FT. or 45,723 SQ. FT. or 48,028 SQ. FT. or Ш 1.119 ACRES ± 1.050 ACRES ± 1.102 ACRES ± Tax Map 62 - Parcel 198 NORMAN K. MOUSDALE & DONARAE MOUSDALE Liber G.R.G. 678, Folio 568 Tax Map 62 - Parcel 799 JEROME HOLTER Liber C.G.H. 2884, Folio 175 DISTURBANCE MINIMUM BUILDING SETBACK N 00°33'11" E **FWA PIN &** 7.92' FWA PIN & CAP FOUND CAP FOUND \$ 11°54'01" W 195.55' HIGHWAY WIDENING = 0.069 Ac. ± DEED REF: 3821 / 090 **FWA PIN &** CAP FOUND S 11°54'01" W 190.02' -IRON PIN FOUND S 00°33'11" W EXISTING PAVING 1522118.650 6.33' WASHINGTON AVENUE (30' R/W as per Plat Book C.G.H. 104, Folio 80)



VICINITY MAP

SCALE: 1" = 2000' TAX MAP 62, PARCEL 848

The lots being created by this plat shall be served by the public water and sewer system. The Owner guarantees that community water supply and sewerage collection facilities will be available to all lots offered for sale.

Nels myslin

Flood Hazard Areas of the County may be subject to periodic flooding. Improvements of all types on property which flood plains are located must be in accordance with Chapter 131 of the Harford County Code, as amended, and applicable regulations.

The signing of this subdivision plat in no way guarantees the availability of public services at the time of development.

Driveway entrance construction and locations shall be approved by the Harford County Department of Public Works for driveway entrances fronting on County roads. D.P.W. shall not improve or maintain private drives.

The use of the Community water supply and/or of the Community sewerage system is in conformance with the Harford County Master Plan.

Deputy State Health Officer

Flood hazard areas of the County may be subject to periodic flooding. Improvements of all types on property on which flood plains are located must be in accordance with Chapter 131 of the Harford County Code, as amended, and applicable regulations.

This subdivision must comply with State Regulations for underground electric distribution and telephone service.

This plat is possibly subject to revision.

Denotes Reforestation Mitigation Area

Denotes Habitat Protection Area (Clearing Not Permitted)

APPROVAL

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MARYLAND, AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER, SEWER, AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHTS OF WAY AS SHOWN ON THE PLAT.

PUBLIC SITES, IN FEE, TO HARFORD COUNTY, MARYLAND

NO LOT WILL BE RESUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE

COUNTY HEALTH OFFICER.

RECORDING STAMP

Rec'd for Record 06 - 09 - 05 at 12:20 clock P. M. Same day recorded in Liber J.J.R. No. 118 Folio 95 one of the Plat Records of Harford County, Maryland and examined per James J. Reilly, Clerk.

PROJECT No.:

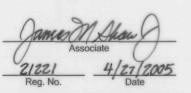
10428

SCALE:

1" = 50'

DRAWN BY:

ERW / RHG



CHECKED BY:

JMS, Jr.

REVISED FINAL PLAT - LOT 3 DINNING PROPERTY

3025 PULASKI HIGHWAY, LLC

303 MAIN STREET BEL AIR, MARYLAND 21014

FIRST ELECTION DISTRICT

Ph: (410) 297-2340

109006

HARFORD COUNTY, MARYLAND

GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.

ENGINEERS ♦ PLANNERS ♦ SURVEYORS ♦ TRANSPORTATION WATER'S EDGE CORPORATE CAMPUS 4690 MILLENNIUM DRIVE, SUITE 100

> BELCAMP, MARYLAND 21017 http://www.gwstephens.com

S xx projects\ 04 8-14 ling Proper verificers Plats\10428recplat.dwg

Fax: (410) 297-2345